

Dashboard

Housing Price Trend Analysis

The interactive dashboard provides a comprehensive overview of key housing market trends by analyzing factors such as house structure, renovation, and pricing. It combines multiple charts to help uncover patterns that influence sale prices.

1. Maximum Value Summary Table

Purpose: Lists the maximum values for key metrics like:

- Sale price
- Living area after renovation
- Flat area
- Basement area

Insight Contribution:

This sets upper benchmarks for each housing feature. It helps users understand the scale of the most luxurious or spacious homes, which can significantly impact sale price.

2. Overall Grade Highlight

Purpose: Highlights the most common overall grades of houses (typically grades 7, 8, 9).

Insight Contribution:

Grade reflects the quality of construction and finish. Seeing that most houses are graded 7–9 indicates that mid-range quality homes dominate the market and appeal more to buyers.

3. Sales Price Analysis

Purpose: Displays a bar chart segmented by number of bedrooms, bathrooms, and floors.

Insight Contribution:

Reveals which house configurations generate the highest total sales. For instance, homes with 3 bedrooms, 2 bathrooms, and 1 or 2 floors tend to be in high demand, showing optimal layout combinations.

4. Years Since Living Area Renovation

Purpose: A scatter plot of years since renovation vs. living area.

Insight Contribution:

Indicates that larger homes are typically renovated more recently, showing higher maintenance or desirability. Homes with more living space and recent upgrades tend to retain or increase their value.

5. Sales Price for Highest No. of Bathrooms

Purpose: A lollipop chart visualizing sale price against the number of bathrooms.

Insight Contribution:

Shows that homes with 2.5 to 3 bathrooms bring in the highest overall sales. This demonstrates that having multiple bathrooms, especially fractional baths, adds to home value and market demand.

6. Basement Area (in Sqft)

Purpose: A running sum chart of sale prices across basement sizes.

Insight Contribution:

Shows how total market value accumulates with basement size. Properties with larger basements significantly contribute to higher cumulative sales, suggesting added space below ground is a key value driver.

7. Age Analysis of Renovated House

Purpose: A dual horizontal bar chart showing:

- Left: Total years since renovation grouped by house age
- Right: Average years since renovation

Insight Contribution:

Helps correlate house age and renovation recency. Older homes generally have longer gaps since their last renovation, possibly indicating lower value unless updated.

Dashboard Summary:

This dashboard combines spatial, structural, and qualitative housing features to deliver a holistic view of what drives housing prices:

- Structural Factors: Bedrooms, bathrooms, floors
- Spatial Factors: Living area, basement size, flat area
- Quality & Renovation: House grade and renovation timelines

Each visual reinforces the narrative that larger, well-configured, and recently-renovated homes tend to command higher prices. This is a powerful tool for analysts, agents, and buyers to assess real estate trends.

